Karen Johnson Davidson County
Batch# 828348 DEEDWARR
03/25/2022 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220325-0034399

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$415,000.00**

Subscribed and sworn to before me this 14th day of March, 2022.

Notary Public **Affiant**

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Kiersten Blackstock & Colin Corle **4412 Baton Rouge Drive** **Hermitage, Tennessee 37076**	**Same as New Owner**	075-07-0-075.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **LAVERNE SARLES, AN UNMARRIED WOMAN**, has this day bargained and sold, and does hereby transfer and convey unto the said **KIERSTEN BLACKSTOCK, UNMARRIED, AND COLIN CORLE, UNMARRIED, AS TENANTS IN COMMON**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Section Four, Tulip Grove of record in Plat Book 4175, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laverne Sarles by Warranty deed from Paul K. Jones and wife, Deborah K. Jones of record in Instrument No. 20140312-0020504 Register's Office for Davidson County, Tennessee, dated March 05, 2014 and recorded on March 12, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of March, 2022.

LaVerne Sarles
LAVERNE SARLES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Burton, a Notary Public in and for said County and State, **LAVERNE SARLES**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this the 14th day of March, 2022.

Mary Burton
NOTARY PUBLIC

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/14/22 [DATE].

AFFIANT SIGNATURE

3/14/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 14 day of March, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

